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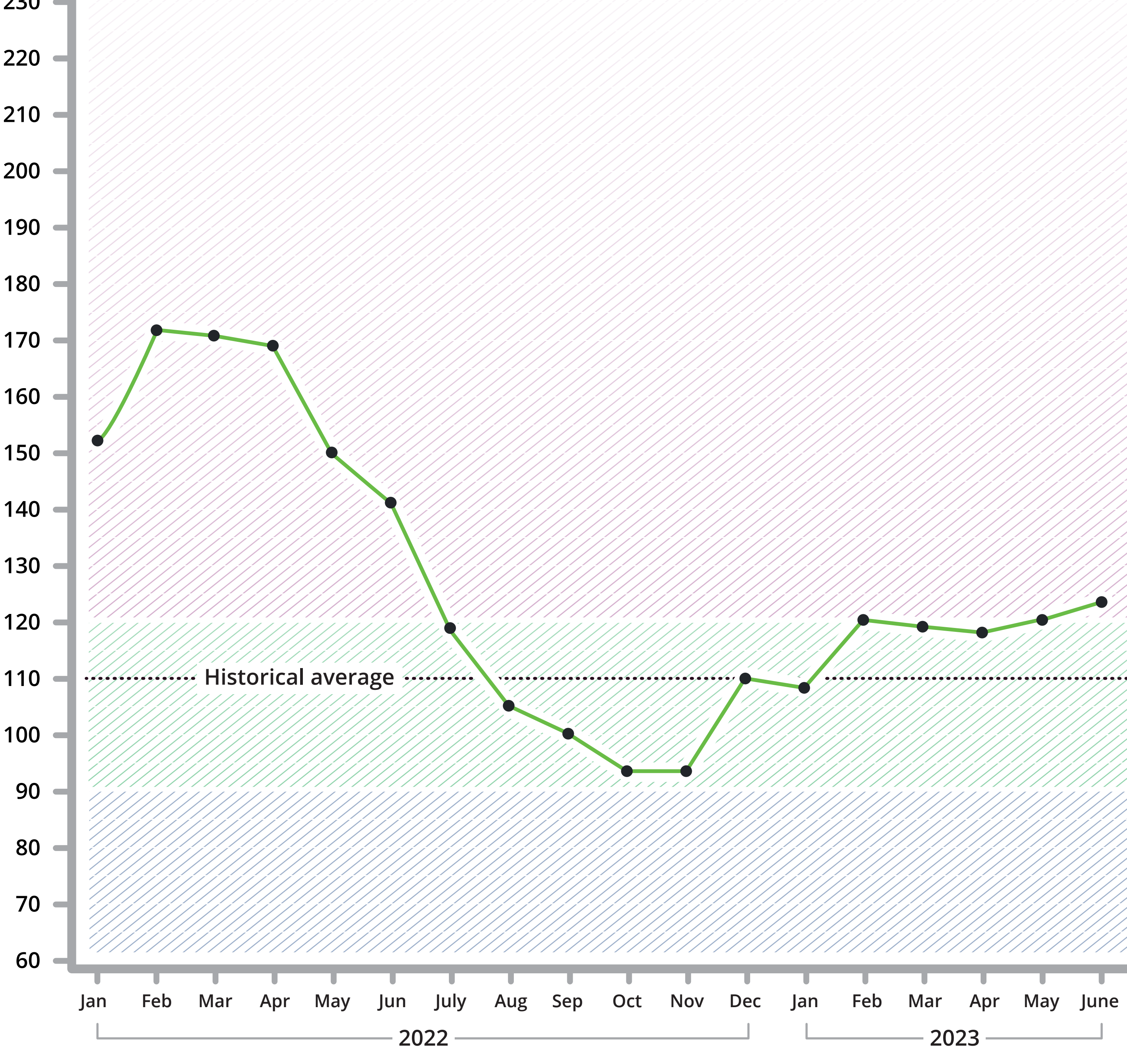
Trade Demand Index

Households have been cutting back on spending as they approach "the great re-fixing" of their mortgages from 2020 and 2021.

As a result, we're seeing two things happen on BC: for the majority, there's little appetite to spend on big ticket items, so you'll find more jobs related to maintenance, repairs and small renovations; secondly, those that have the capital are continuing to forge ahead, taking advantage of the replenished building materials and trade availability.

About this index:

Our Trade Demand Index aggregates a variety of Builderscrack data-points into a representative measure of demand on the trades sector.



Index Version 1.4
(Source: builderscrack.co.nz)

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Movers and Shakers: Top 20 Trades

For the first time in a while we've seen the Roofing category drop in pressure, with it being one of the most consistently in-demand trades over the past year.

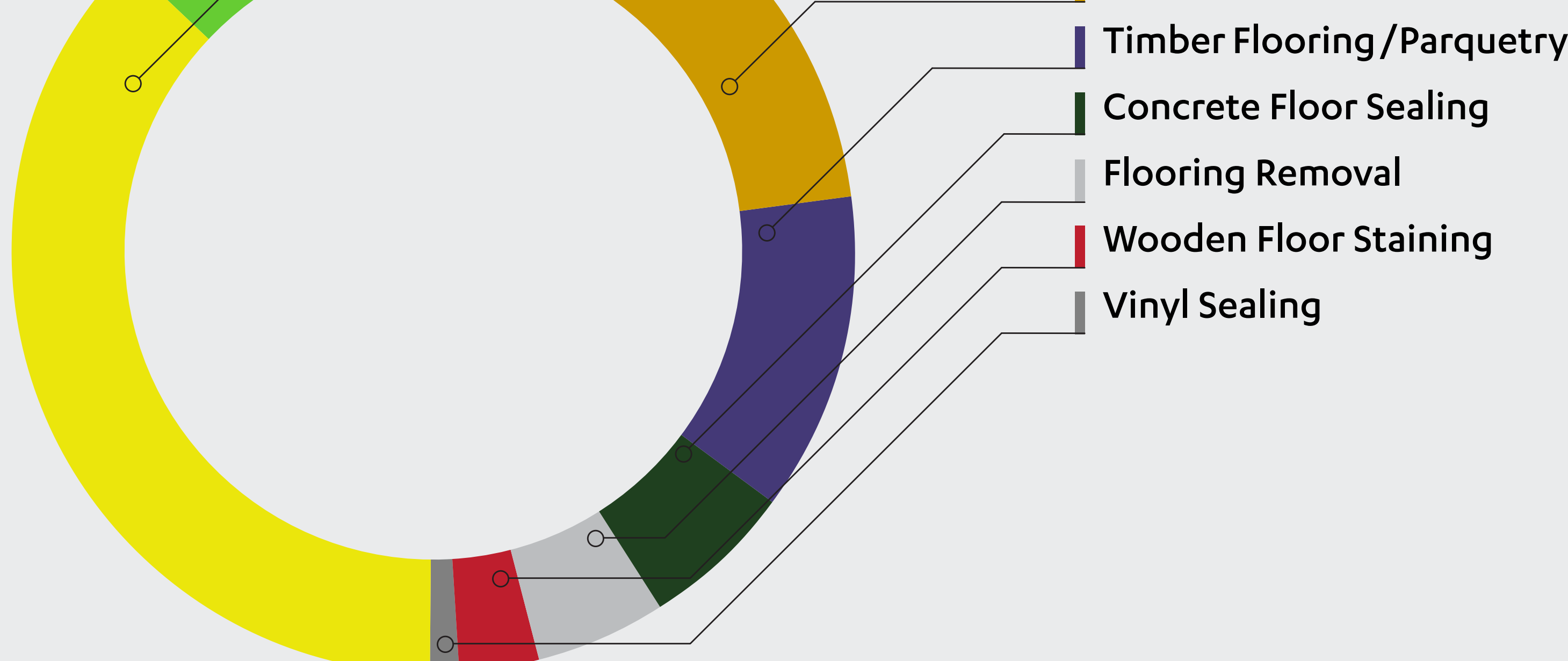
Trade Position	Trade	Change	Trade Position	Trade	Change
1	Gasfitting	▲ 1	11	Plastering	▲ 3
2	Cabinetry	▲ 5	12	Building	▲ 4
3	Bricklaying	▼ 2	13	Gardening	▼ 6
4	Cladding	▲ 1	14	Plumbing	▼ 6
5	Flooring	▼ 1	15	Carpentry	▼ 2
6	Roofing	▼ 3	16	Landscaping	▲ 1
7	Handymen Services	▲ 4	17	Fencing & Gates	▲ 1
8	Tiling	▲ 8	18	Excavation	▼ 8
9	Renovating	▲ 3	19	Painting & Decorating	- -
10	Concreting & Paving	▼ 1	20	Electrical	- -

(Source: builderscrack.co.nz)

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Trade Spotlight: [Flooring]

We've seen indoor jobs like Flooring, Carpet Laying and Tiling increase as winter takes hold across the country. Many are related to old flooring styles, with homeowners seeking to update the materials.



(Source: builderscrack.co.nz)

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Flooring Insights

These were some of the top trending words in Flooring job descriptions from the past month.

18% mentioned **bathroom**

22% mentioned **kitchen**

19% related to **carpet**

17% needed something **repaired**

4% mentioned **stairs**

9% mentioned **laundry**

40% wanted something **removed & replaced**

9% mentioned **lounge & dining**

6% mentioned **bedroom**

3% related to a **leak**

(Source: builderscrack.co.nz)

Lowest annual construction cost increase since end of 2021



The annual rate of change of costs to build a 'standard' house in Aotearoa now sits at **6.4%**

The Cordell Construction Cost Index (CCCI) report measures the rate of change of construction costs within the residential market for a typical, 'standard' three-bedroom, two-bathroom brick and tile single storey dwelling.

(Source: CoreLogic)

Reflecting back to look ahead

“ [The CCCI] is still above the decade average of around 4.5%, but nevertheless down significantly from the peak of 10.4% in late 2022. ”

“ Looking ahead, it seems likely that new dwelling consents will fall further and that actual construction workloads will also continue to moderate over the medium term of the next two to three years. ”

(Source: CoreLogic)

Key Takeaways

- Households are focusing on maintenance, repairs and small renovations
- Roofers have been highly sought-after throughout the past 12 months
- The costs to build a 'standard' house are down from the peak of late 2022

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